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**1d Beam Avenue, Dagenham, RM10 9BS**



**Asking price £150,000**

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\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* \*\*\* CHAIN FREE \*\*\*

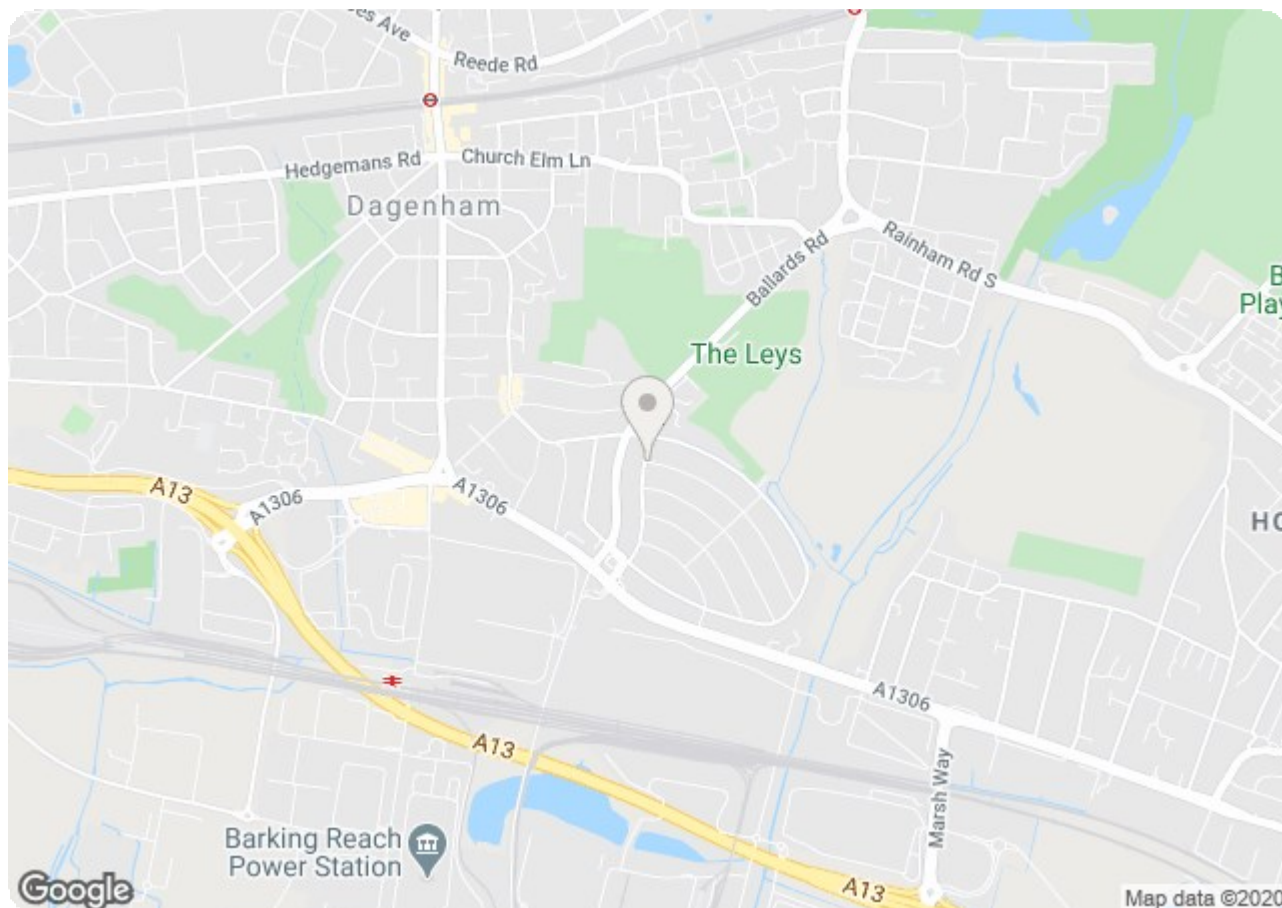
McDowalls have the pleasure in presenting this one bedroom 1st floor leasehold flat on Beam Avenue. Allocated off street parking & just over a mile from the nearest railway station (Dagenham Dock). A perfect purchase for a 1st time buyer or BTL investor.


Lease - 99 years from 1989  
Ground Rent - £200 pa  
Service Charge - £1000 pa  
Parking - Allocated  
EPC Rating - D


Important Note

- 1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
- 2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
- 3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
- 4. All floor plan measurements are approximate and for illustration purposes only.
- 5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.





| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 plus) <b>A</b>                          |                         |   |
| (81-91) <b>B</b>                            |                         |   |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
|   | 68                      | 75  |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |   |
| (92 plus) <b>A</b>  |                         |   |
| (81-91) <b>B</b>  |                         |   |
| (69-80) <b>C</b>  |                         |   |
| (55-68) <b>D</b>  |                         |   |
| (39-54) <b>E</b>  |                         |   |
| (21-38) <b>F</b>  |                         |   |
| (1-20) <b>G</b>   |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |
|   | 71                      | 79  |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |

